

Oxenpill

Meare, BA6 9TQ

COOPER
AND
TANNER



Asking Price Of £225,000 Freehold

Immaculately presented end of terrace property with two double bedrooms and a family bathroom, open plan living accommodation and a low-maintenance garden. The property could be ideal for buy to let investors, first time buyers or those looking to downsize.

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ACCOMMODATION:

Entering through the front door you are welcomed by a light and airy hall with access to the downstairs cloakroom with WC, and stairs leading to the first floor landing. As well as a door through to the kitchen and main living area there is under stairs storage. The kitchen is very nicely appointed with a range of base and eye level units as well as integrated electric hob and oven, fridge/freezer and dishwasher, as well as a washing machine. There is also a stainless steel sink with mixer tap in looking out through the front aspect window. The main reception room is connected to the kitchen and benefits from a good size, lots of light and french doors leading to the rear garden. The room also benefits from a log burning stove adding additional atmosphere to those chillier nights. To the first floor there are two spacious double bedrooms, both with built in wardrobes, and a family bathroom equipped with WC, hand wash basin, and bath with shower over.

OUTSIDE:

The outdoor space for this charming property is the rear garden which is a mixture of paved patio area and cobbles. This would ideally suit someone looking for minimal maintenance, a rental opportunity or a lock up and leave option. There is parking beyond the rear fence providing two private spaces.

SERVICES:

Mains electric, water and drainage are connected, and electric heating is installed. The property is currently banded B for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Standard broadband is available in the area. There are also four PV panels on the south facing roof which generate approximately £200 a year via a FIT meter.

LOCATION:

Meare is an increasingly popular village, which enjoys a good community spirit. The excellent primary school is an attraction to young families and is currently rated as 'OFSTED' outstanding. The village is just three miles from Glastonbury and Street and village amenities include a part time Post Office service available at the church rooms, church & garage. There are many nearby walks, and a nature reserve and The Railway Inn are located on the road to Ashcott.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.

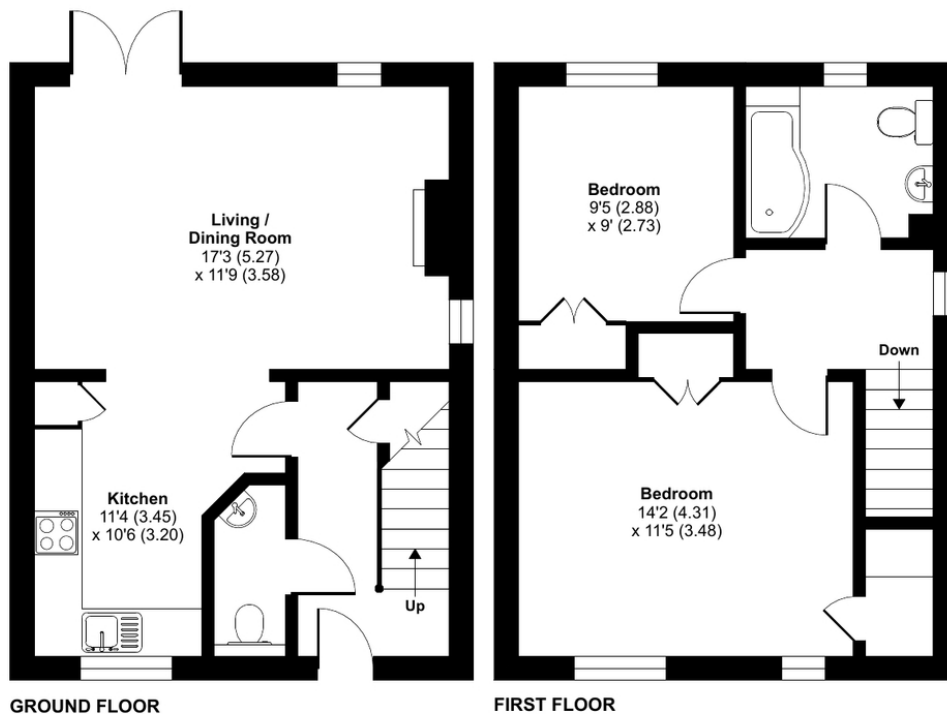




Oxenpill, Meare, Glastonbury, BA6

Approximate Area = 826 sq ft / 76.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1272760

STREET OFFICE

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